



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, April 21, 2016

9:00 AM

2nd Floor Conference Room

1. CALL TO ORDER:

The meeting was called to order at 9:30 am.

2. ROLL CALL:

Also present: Ron Paradise, Planning and Development Services; Scott McGrath, Planning and Development; Phyllis Wallace, Public Works; Chris Cornet, Public Works; Jerry Mayes, City Manager's Office; Jane Shang, City Manager's Office; Kathrine Kyp, Planning and Development Services; Ron Henson, AVID Group; Pete Pensa, AVID Group; Ashley Rumble, Development Equity Partners; Paul Holub, ; Turgut Dervish, Traffic Planning and Design, Inc.

Present: 5 - Member Leigh Grosvenor
Member Gerald Chancellor
Member Chris Bowley
Member Tom Pauls
Member Steve Roland

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes for April 7, 2016

Motion by Member Roland, seconded by Member Pauls, to approve the Minutes for April 7, 2016. The motion carried by the following vote:

For: 5 - Member Grosvenor, Member Chancellor, Member Bowley, Member Pauls and Member Roland

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:

6. OLD BUSINESS:

7. NEW BUSINESS:

A. Final Plat Application - Halifax Crossings, File No. FP16-001

Motion by Member Chancellor, seconded by Member Roland, to Final Plat application, Halifax Crossings, File No. FP16-001. The motion carried by the following vote:

For: 5 - Member Grosvenor, Member Chancellor, Member Bowley, Member Pauls and Member Roland

B. Pre-application meeting - Providence Blvd. & Doyle Rd.

Mr. Rumble provided information regarding the proposed Dollar Tree/retail development. He stated that the location is four (4) parcels on Debary Ave adjacent to the 7/11 gas station. Discussion ensued regarding the Enterprise Overlay District, St. Johns Rails to Trails and potential cross access easement with 7/11. Mr. Bowley stated that the Clerk of the Court would have a recorded Development Order noting the cross access easement.

Ms. Cornett noted that the development needs to maintain 15% open space, a tree survey submitted, environmental surveys completed. Discussion regarding the 25 foot wetland buffer ensued between Ms. Cornett and the applicants. Mr. Pauls stated that there is a 25 foot landscape buffer along Debary Ave and 5 foot along the side of the property.

Discussion occurred regarding signage, platting or combining lots, application processes, vehicular maneuverability and interior circulation.

C. Pre-application meeting - Deltona Retail Projects

Mr. Holub discussed the proposed developments. He noted that a Small Scale Map Amendment, Rezoning, and Combination of Lots and a Site Plan application would be submitted.

Discussion regarding utilities, liftstations and stormwater occurred between Mr. Chancellor and the applicants. Mr. Chancellor discussed the flooding that occurred during Tropical Storm Fay in the surrounding neighborhoods and advised the applicants of the groundwater seepage concerns. Mr. Newkirk noted that the retention pond would be lined and the discharge would be designed to prevent seepage.

Discussion with Mr. Holub occurred regarding the application fees and consulting fees. Mr. Bowley explained that the review of the Traffic Impact Analysis and the Plat will be sent to an outside company for review. Mr. Turgot noted that the Volusia County Traffic Division requested in the background information any developments that have been approved within three (3) miles. Mr. Bowley provided the names and locations of the recent developments that have been constructed and approved. Discussion regarding recent traffic studies, roadway maintenance, improvements and application process and timelines.

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

The meeting was adjourned at 10:35 am.


Chris Bowley, Chairperson

ATTEST: 
Kathrine Kyp, Board Secretary